CERTIFICATE OF SERVICE

I, James A. Francis, hereby certify that, on this date, I caused a true and correct copy of the foregoing to be served by way of U.S. mail, first-class and postage pre-paid, upon the following individuals:

Timothy P. Creech, Esquire Satzberg, Trichon, Kogan & Wertheimer, P.C. 1818 Market Street, 30th Floor Philadelphia, PA 19103

FRANCIS & MAILMAN, P.C.

BY:

JAMES A. FRANCIS, ESQUIRE MARK D. MAILMAN, ESQUIRE JOHN SOUMILAS, ESQUIRE Attorneys for Plaintiff Land Title Building, 19th Floor 100 South Broad Street Philadelphia, PA 19110 (215) 735-8600

Dated: September 17, 2003